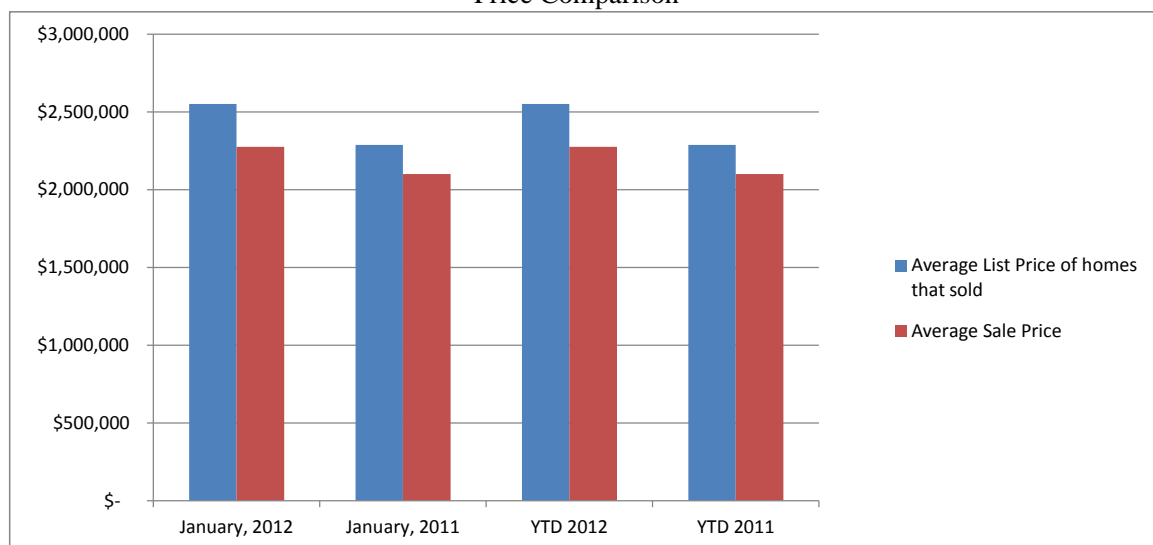




Greenwich, CT Home Sales Report,
January, 2012

Total Sales Comparison across all residential property types*	January, 2012	January, 2011	YTD 2012	YTD 2011	% Change Month	% Change YTD
Average List Price of homes that sold	\$ 2,550,279	\$ 2,287,920	\$ 2,550,279	\$ 2,287,920	11.5%	11.5%
Average Sale Price	\$ 2,274,032	\$ 2,100,177	\$ 2,274,032	\$ 2,100,177	8.3%	8.3%
Sales/List Ratio	89.2%	91.8%	89.2%	91.8%	-2.9%	-2.9%
Average Days on Market	132	152	132	152	-13.2%	-13.2%
Number Sold	39	44	39	44	-11.4%	-11.4%

**January - Sold Residential Real Estate
Price Comparison**



Greenwich Residential Real Estate Market began 2012 with fewer sales, but higher average sales price. This increase in sales price was led predominantly by Single Family Homes, which, of the 28 sales, 10 sales were over \$3million driving the average sales price up. Condominium and Multi-Family sales were about the same number of transactions as this time last year, however the average sales price of Condominiums was down 4-1% from this time last year.

We are in a very opportunistic time in the real estate market. There are great opportunities for Buyers, Sellers and Investors. Call us at the Higgins Group Greenwich office for professional advice on any of your real estate needs.

*Higgins Group Greenwich - (203) 629-2900
HigginsGroup.com*

Source: Greenwich Consolidated Multiple Listing Service

* Includes Single Family, Multi-Family, Land, Condo & Co-Op. Does not include Commercial or Rental properties.



Greenwich, CT Home Sales Report
January, 2012

Single Family Homes	January, 2012	January, 2011	YTD 2012	YTD 2011	% Change Month	% Change YTD
Average List Price	\$ 3,306,032	\$ 2,810,565	\$ 3,306,032	\$ 2,810,565	17.6%	17.6%
Average Sale Price	\$ 2,933,009	\$ 2,590,371	\$ 2,933,009	\$ 2,590,371	13.2%	13.2%
Sales/List Ratio	88.7%	92.2%	88.7%	92.2%	-3.7%	-3.7%
Average Days on Market	123	104	123	104	18.3%	18.3%
Number Sold	28	31	28	31	-9.7%	-9.7%

Condominiums / Co-Ops	January, 2012	January, 2011	YTD 2012	YTD 2011	% Change Month	% Change YTD
Average List Price	\$ 621,700	\$ 1,062,444	\$ 621,700	\$ 1,062,444	-41.5%	-41.5%
Average Sale Price	\$ 588,300	\$ 964,033	\$ 588,300	\$ 964,033	-39.0%	-39.0%
Sales/List Ratio	94.6%	90.7%	94.6%	90.7%	4.3%	4.3%
Average Days on Market	167	151	167	151	10.6%	10.6%
Number Sold	10	9	10	9	11.1%	11.1%

Multi-Family	January, 2012	January, 2011	YTD 2012	YTD 2011	% Change Month	% Change YTD
Average List Price	\$ 675,000	\$ 592,000	\$ 675,000	\$ 592,000	14.0%	14.0%
Average Sale Price	\$ 680,000	\$ 527,000	\$ 680,000	\$ 527,000	29.0%	29.0%
Sales/List Ratio	100.7%	89.0%	100.7%	89.0%	13.2%	13.2%
Average Days on Market	39	254	39	254	-84.6%	-84.6%
Number Sold	1	2	1	2	-50.0%	-50.0%

Snapshot of Marketplace February 1, 2012	Single Family Homes	Condominiums / Co-Ops	Multi-Family	Total Sales Comparison across all residential property types*
Total Active Residential Listings	495	146	24	738
Average List Price currently on market	\$ 4,474,685	\$ 1,180,862	\$ 1,149,575	\$ 3,559,028
Average DOM	218	214	339	227
Number of Pending sales	67	17	6	96
Number of Sales YTD	28	10	1	39
Average Closed Price YTD	\$ 2,933,009	\$ 588,300	\$ 527,000	\$ 2,274,032
Months of Inventory	212.1	175.2	288.0	227.1

Source: Greenwich Consolidated Multiple Listing Service

* Includes Single Family, Multi-Family, Land, Condo & Co-Op. Does not include Commercial or Rental properties.